



UPDATED A G E N D A
OCONEE COUNTY COUNCIL MEETING
September 6, 2022
6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Call to Order

Moment of Silence

Invocation by County Council Chaplin

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes

August 16, 2022 Regular Minutes

County Attorney Comments

County Administrator Comments

Proclamations

PROCLAMATION 2022-14 A PROCLAMATION RECOGNIZING THE OUTSTANDING ACHIEVEMENTS OF JEREMY LABOONE

PROCLAMATION 2022-15 A PROCLAMATION RECOGNIZING THE 100TH BIRTHDAY OF BONNIE MOSES AND HER CONTRIBUTIONS TO OCONEE COUNTY

Public Comment Session

[Limited to a total of forty (40) minutes, four (4) minutes per person]

If you are not able to attend in person and you have a comment, you may submit it by emailing jennifercadams@oconeesc.com or calling 864-718-1023, so that your comment may be read into the record.

Council Member Comments

Public Hearings for the Following Ordinances *If you would like to be heard during either of the public hearings, please contact Clerk to Council Jennifer C. Adams at jennifercadams@oconeesc.com or 864-718-1023 so that your participation may be coordinated.*

ORDINANCE 2022-18 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN IMPROVED REAL PROPERTY, CONSISTING OF APPROXIMATELY 2.83 ACRES, TO TRI-COUNTY TECHNICAL COLLEGE, WHICH PROPERTY WAS INITIALLY DEVELOPED AS THE "QUICKJOBS DEVELOPMENT CENTER" UNDER A COMMUNITY DEVELOPMENT BLOCK GRANT; AND OTHER MATTERS RELATED THERETO.

COUNCIL MEMBERS

John Elliott, Chair, District I

Paul Cain, Vice-Chair, District III

Julian Davis, III, Chair Pro Tem, District IV

District II

Glenn Hart, District V

Third Reading of the Following Ordinances

ORDINANCE 2022-18 AN ORDINANCE AUTHORIZING THE CONVEYANCE OF CERTAIN IMPROVED REAL PROPERTY, CONSISTING OF APPROXIMATELY 2.83 ACRES, TO TRI-COUNTY TECHNICAL COLLEGE, WHICH PROPERTY WAS INITIALLY DEVELOPED AS THE “QUICKJOBS DEVELOPMENT CENTER” UNDER A COMMUNITY DEVELOPMENT BLOCK GRANT; AND OTHER MATTERS RELATED THERETO.

Second Reading of the Following Ordinances

ORDINANCE 2022-21 AN ORDINANCE TO SUPPLEMENT ORDINANCE 2021-14, WHICH APPROPRIATED AND AUTHORIZED THE EXPENDITURE OF TWO MILLION AND 00/100 (\$2,000,000.00) DOLLARS OF LOCAL CORONAVIRUS FISCAL RECOVERY FUNDING RECEIVED BY OCONEE COUNTY (“COUNTY”) UNDER THE AMERICAN RESCUE PLAN ACT OF 2021 (“ARPA”) FOR PURPOSES OF THE SALEM WATER INFRASTRUCTURE PROJECT (“PROJECT”), BY APPROPRIATING AND AUTHORIZING THE EXPENDITURE OF AN ADDITIONAL FIVE HUNDRED, FIFTY THOUSAND, AND 00/100 (\$550,000.00) DOLLARS FOR THE PROJECT, SO THAT THE TOTAL APPROPRIATION AND EXPENDITURE AUTHORIZATION FOR THE PROJECT WILL NOW TOTAL TWO MILLION, FIVE HUNDRED, FIFTY THOUSAND, AND 00/100 (\$2,550,000.00) DOLLARS; AND OTHER MATTERS RELATED THERETO.

First Reading of the Following Ordinances

None scheduled for this meeting.

First & Final Reading for the Following Resolutions

RESOLUTION 2022-16 A RESOLUTION TO PLEDGE OCONEE COUNTY’S SUPPORT IN THE FIGHT AGAINST HOMELESSNESS

RESOLUTION 2022-17 A RESOLUTION EXPRESSING INTENT TO CEASE COUNTY MAINTENANCE ON, AND TO AUTHORIZE COUNTY CONSENT TO ABANDONMENT AND CLOSURE OF, A PORTION OF DINKY LINE ROAD (TU-34) AND A PORTION OF THORNBURG ROAD (TU-67), SUCH ROADS BEING A PART OF THE OCONEE COUNTY PUBLIC ROAD SYSTEM; AND OTHER MATTERS RELATED THERETO.

Discussion Regarding Action Items

Discussion regarding City of Westminster Infrastructure / ARPA funding update / discussion

Mr. Kevin Brunson / City of Westminster Administrator

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Local ATAX Recommendations-PRT Commission Fall 2022 Cycle \$242,100.00

Beginning Local ATAX balance \$414,099.32

If all grants/projects approved/new balance will be: \$171,999.32

A portion of Local ATAX revenues received by Oconee County are made available for ATAX grants through Ordinance 2011-12. ATAX grants are to be tourism related grants that meet the ATAX guidelines specified by local and State mandates. Grants are recommended by the PRT Commission based on tourism impact of the project and approved by County Council. All external ATAX grant recipients are required to turn in intermediate reports every 60 days to the progress of the grant and a final report upon completion of the grant.

These reports are placed in the grant folder, which is kept active by the PRT staff until the grant is considered complete. Internal projects through Oconee PRT are also funneled through local ATAX for eligible projects.

It is the staff's recommendation that Council approve of ATAX grant recommendations as presented.

Title: Airport Parking Expansion

Department: Airport

Amount: \$ 248,762.60

Contingency 10%: \$ 24,876.26

Total: \$ 273,638.86

Procurement was approved by Council in Fiscal Year 2022-2023 budget process.

Budget: \$ 273,638.86

Project Cost: \$ 273,638.86

Balance: \$0.00

The existing paved parking area at the Oconee County Regional Airport does not have enough spaces to effectively accommodate the volume of vehicle traffic utilizing the Airport. The grassy area behind the terminal building is being used as overflow parking and has increased due to heavier Aircraft traffic volume, rental cars, long term parking customers, and County citizens visiting the Airport. The excess number of vehicles also possesses a safety concern; large mail/supply delivery trucks and emergency response vehicles have a hard time navigating the packed parking areas. The overflow lot becomes congested with day to day customers getting blocked in or having to maneuver around obstacles. This project will convert the grassy area behind the terminal building into pavement parking and add additional spaces to the current paved lot.

This construction project will consist of: demolition, site preparation, earthwork, soil erosion control, aggregate base course, rip-rap, asphaltic concreted binder / surface courses (SC), traffic striping, storm drainage, grassing and site concrete. This project will be running simultaneously with another project, Runway Rehabilitation, at the Airport.

On August 23, 2022 formal sealed bids were opened. Thirty-one (31) companies were notified of this bid opportunity. One bid was received from S & S Construction, Inc., of Anderson, SC, in the amount of \$248,762.60, plus a 10% contingency in the amount of \$ 24,876.26, for a total of \$273,638.86.

It is the staff's recommendation that Council:

1. Approve the award of ITB 22-01 to S & S Construction, Inc., of Anderson, SC in the amount of \$248,762.60, plus a 10% contingency of \$ 24,876.26, for a total award of \$ 273,638.86.

2. Authorize the County Administrator to execute documents for this project and sign any change orders within the contingency amount.

3. Authorize the County Administrator to transfer sufficient funds for the above project to the departments Capital Departmental Paving line item.

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Council Committee Reports

Real Estate, Facilities, & Land Management Committee / Mr. Davis August 16, 2022

Planning & Economic Development Committee / Mr. Cain August 16, 2022

Board & Commission Appointments

The Board & Commission seats listed below are co-terminus with Council District seats and will require [in the 1st quarter of 2021] appointment and/or reappointment as follows:

Arts and Historical Commission

1 At-Large Seat: No questionnaire on file for this seat

Conservation Bank Board

District IV Seat: No questionnaire on file for this seat

1 At-Large Seat: No questionnaire on file for this seat

Executive Session

[upon reconvening Council may take a Vote and/or take Action on matters brought up for discussion in Executive Session, if required]

1. *Discuss personnel matter regarding Human Resources.*
2. *Discussion regarding an Economic Development matter, Project Wash.*
3. *Discussion regarding an Economic Development matter, Project Badge.*

Council consideration and approval of funding in an amount not to exceed \$1,500,000 for site enhancement activities at Golden Corner Commerce Park.

Golden Corner Commerce Park (GCCP) is a 320+ acre industrial property owned by Oconee County located two miles from Interstate 85. The property is served by water, sewer, electric and natural gas, all of which have sizeable capacities capable of supporting large scale industrial projects. The property is considered one of the best industrial sites between Atlanta, GA, and Raleigh, NC. Over the past several years, this site has drawn considerable interest from a number of large-scale manufacturing projects.

The inability to secure one or more businesses at GCCP can be directly tied to the property's undeveloped and raw status. While infrastructure is located at the site, no work has been done to prepare the property for development and is a major consideration when businesses are evaluating locations in multiple states. No portion of GCCP has been cleared or graded, and its topography appears challenging to many prospective businesses. The Oconee Economic Alliance (OEA) believes that creating a cleared and graded 60-90-acre area, with 40-60 acres that are pad ready and running parallel to Highway 59, will significantly increase the marketability of the property. Completion of this work, will put Oconee County in a far better position to successfully compete for sizable manufacturing projects that are considering GCCP. This type of initiative was done at Oconee Industry and Technology Park and the impressive build-out of that location is a direct result of Oconee County clearing and grading it. OEA believes similar results will be forthcoming at GCCP.

It is the staff's recommendation that Council appropriate \$1,500,000 for clearing and grading at GCCP. These monies will be combined with other grant funds that exceed the requested County funding, to be made available to Oconee County for this project in the near future.

Adjourn

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